

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

**Project
Name:** Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. Additions must comply with 3401.8 of the FBC.
2. Fire sprinkler systems required at permit.
3. Show all fire mains and sprinkler mains on civil plans.
4. Show hydrants.
5. Provide flow test.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. Attach a Landscape Plan that verifies how the referenced parking lot meets applicable Landscape Code requirements for the Vehicular Use Area. As an alternative, documentation may be provided that addresses landscape Code permit compliance.
2. Verify street tree requirements for this site and associated properties.

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Division: Planning

Member: Don Morris
954-828-5265
donalddm@cityfort.com

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Central Beach Alliance.
2. Provide a text narrative on the internal room layout and function of each room.
3. Provide a text narrative regarding the existing parking arrangement for this site.
4. Show outline of adjacent structures and uses on the site plan.
5. Show building elevations of adjacent buildings to the south and west.
6. Provide a point-by-point text narrative of how this proposal meets the following ULDR requirements:
 - a. Adequacy Requirements (Section 47-25.2)
 - b. Neighborhood Compatibility Requirements (Section 47-25.3).
 - c. Central Beach Development Permitting and Approval (Section 47-12.6)
 - d. Central Beach District Requirements (Section 47-12.4.C)
7. Indicate in the data table the existing setbacks for the structure. This table is to be indicated on the site plan as a part of the site data information area.
8. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
9. Additional comments may be forthcoming.

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Division: Police

Member: Det. Gary J. Gorman
954-828-6421

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will first floor entry doors have 180 degree viewing devices? (peep hole)
4. All entry doors and locking devices will have sufficient security rating.
5. Will unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
6. How will proposed construction influence emergency services to this area during this period?
7. **Please submit comments in writing prior to DRC sign-off.**

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Nicky Lalwani

Case #: 60 R 03

Date: July 8, 2003

Comments:

1. Pursuant to section 47-12.5.C.4.a.i, List of permitted uses residential requires a site plan level IV review and approval.
2. Setbacks for development located in the Sunrise Lane (SLA) District require site plan level IV review and approval, pursuant to section 47-12.5.C.1.
3. Provide a narrative description of the proposed development use and an explanation of how the proposed development or use is consistent and compatible with the goals, policies, objectives and strategies of the central beach revitalization plan. In the narrative describe the architectural theme and character relating to the central beach revitalization plan.
4. Provide documentation of ownership of the existing parking and provide a complete parking breakdown for each of the existing uses.
5. A photometric lighting plan shall be provide for any new parking spaces pursuant to section 47-20.14.
6. Provide the building height from grade as defined in section 47-2.
7. Indicate the location of all roof-mounted equipment pursuant to section 47-25.3.
8. Provide a narrative outlining compliance with the Adequacy requirements of section 47-25.2 and Neighborhood requirements of section 47-25.3 point by point.
9. Additional comments may be discussed at DRC meeting.